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PART--I-- Orders and Notifications by the Government of Tripura, The High Court, Government Treasury etc.

GOVERNMENT OF TRIPURA
URBAN DEVELOPMENT DEPARTMENT

File No.2(466)-UDD/GL/TCPO/2018(P-II) Dated: Agartala, 18th April, 2026

NOTIFICATION

In exercise of the powers conferred by section 274 read with section 118 of the Tripura Municipal Act, 1994, the Government of Tripura hereby makes the following Rules further to amend the Tripura Building Rules, 2017, namely:-

1. SHORT TITLE AND COMMENCEMENT

(i) These may be called the **"Tripura Building (Sixth Amendment) Rules, 2026"**;

(ii) They shall come into force on the date of their publication in the Tripura Gazette.

2. Amendment of rule 3A:

Rule 3A of the Tripura Building Rules, 2017 is hereby removed.

3. Amendment of rule 41:

In the Explanation appended to sub-rule (3) of rule 41 of the Principal Rules, shall be substituted by "In this rule, the expressions, brick and lime shall mean materials conforming respectively to IS 1077 and IS 712, and cement shall conform to IS 269, IS 8112, IS 12269, IS 1489 or IS 455, as amended from time to time."

4. Amendment of rule 47:

(i) In sub-clause (ii) of clause (a) of sub-rule (2) of rule 47 of the Principal Rules, the expression "National Building Code" shall be substituted by the expression "in accordance with IS 17900 (Parts 1 to 7), and where applicable IS 15785 (MRL lifts), as amended from time to time."

5. Amendment of rule 50:

(i) In rule 50 of the Principal Rules, the expression "exceeding 18 meters" shall be substituted by the expression "exceeding 24 meters".

(ii) In the table under clause (3) of rule 50 of the Principal Rules, the figures "10.00" shall be substituted by the figures "9.00".

(iii) In the first proviso to clause (3) of rule 50 of the Principal Rules, the expression "should be 10.00 meters" shall be substituted by the expression "should be 9.00 meters"

After the existing sub-rule (3) of rule 50 of the Principal Rules, the following proviso shall be added-

"Provided that in case of any building exceeding 40.00 metres in height, the following additional provisions shall apply for fire safety and access of fire-fighting appliances:

Minimum Turning Radius:
The road or access way surrounding the building shall provide a minimum turning radius of 9.00 metres to facilitate movement of fire tenders, hydraulic platforms or similar fire-fighting vehicles.
Side Setback Requirement:
The minimum side setback shall not be less than one-sixth of the height (H/6) of the building, subject to maximum of 9 metres, and subject to other provisions of these rules."

6. Amendment of rule 70:

In sub-rule (2) of rule 70 of the Principal Rules, the expression "section 1 of Lighting and Ventilation of part VIII on Building Services of the latest edition of the National Building Code of India" shall be substituted by the expression "artificial lighting and mechanical ventilation in accordance with IS 3646 (Parts 1 & 2) for interior illumination and IS 3362 and IS 3103 for ventilation".

7. Amendment of rule 72:

(i) In sub-rule (i) of rule 72 of the Principal Rules, the expression "15.00 m" shall be substituted by the expression "24 meters".

(ii) In sub-rule (i) of rule 72 of the Principal Rules, the expression "under this rule" shall be substituted by the expression "of the Tripura Fire Safety Rules, 2026".

(iii) In sub-rule (ii) of rule 72 of the Principal Rules, the expression "15.00 m" shall be substituted by the expression "24 meters".

(iv) In sub-rule (ii) of rule 72 of the Principal Rules, the expression "under this rule" shall be substituted by the expression "of the Tripura Fire Safety Rules, 2026".

8. Amendment of rule 73:

Clause (b) of sub-rule (1) of rule 73 of the Principal Rules, shall be substituted with the following clause, namely:—

"(b) No building shall be altered so as to reduce the number, width or protection of exits to less than what is required under these and any other rules for the time being in force."

9. Amendment of rule 78:

Rule 78 of the Principal Rules, shall be substituted with the following rules, namely:—
"78: In respect of matters relating to fire prevention and fire protection, for which provisions have not been made under these rules, the provisions of the latest edition of the Tripura Fire Safety Rules, 2026 shall apply."

10. Amendment of rule 81:

(i) Clause (a) of Sub-rule (1) of Rule 81 of the Principal Rules shall be substituted with the following clause, namely: —
"***(a) Additional provisions in building regulations/bye-laws for natural hazard prone areas***

Generally, the structural design of foundations, elements of masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel shall confirm to the Indian Standards as amended upto date as given below:

For General Structural Safety

1) IS: 456:2000 "Code of Practice for Plain and Reinforced Concrete."
2) IS: 800-2007 "Code of Practice for General Construction in Steel."
3) IS: 801-1975 "Code of Practice for Use of Cold Formed Light Gauge Steel Structural Members in General Building Construction."
4) IS 875 (Part 2): I987 Design loads (other than earthquake) for buildings and structures Part 2 Imposed Loads.
(Reference of Table 4.1 - "Occupant Load" may be considered for design load)
5) IS 875 (Part 3): 2015 Design loads (other than earthquake)for buildings and structures Part 3 Wind Loads.
6) IS 875 (Part 4): 1987 Design loads (other than earthquake)for buildings and structures Part 4 Snow Loads.
7) IS 875 (Part 5): 1987 Design loads (other than earthquake) for buildings and structures Part 5 special loads and load combination.
8) IS: 883:1994 "Code of Practice for Design of Structural Timber in Building."
9) IS: 1904:1986 (R 2005) "Code of Practice for Design of Structural Safety of Buildings: Foundation"
10) IS: 1905:1987 (R 2005) "Code of Practice for Design of Structural Safety of Buildings: Masonry Walls"
11) IS 2911 (Part 1): Section 1: 2010 "Code of Practice for design and Construction of Pile Foundation Section 1

Part 1: Section 2 Bored Cast-in-situ Piles
Part 1: Section 3 Driven Precast Concrete Piles
Part 1: Section 4 Bored Precast Concrete Piles
Part 2: Timber Piles
Part 3: Under Reamed Piles
Part 4: Load Test on Piles

For Cyclone/Wind Storm Protection

12) IS 875 (3): 1987 "Code of Practice for Design Loads (other than Earthquake) for Buildings and Structures, Part 3, Wind Loads"
13) Guidelines (Based on IS 875 (3)-1987) for improving the Cyclonic Resistance of Low-rise houses and other building.

For Earthquake Protection

14) IS: 1893 (Part I)- 2016 "Criteria for Earthquake Resistant Design of Structures (Fifth Revision)"
15) IS: 13920-2016"Ductile Detailing of Reinforced Concrete Structures subjected to Seismic Forces 7 Code of Practice"
16) IS: 4326-2013 "Earthquake Resistant Design and Construction of Buildings 7 Code of Practice (Second Revision)"
17) IS: 13828-1993 "Improving Earthquake Resistance of Low Strength Masonry Buildings 7 Guidelines"
18) IS: 13827-1993 "Improving Earthquake Resistance of Earthen Buildings Guidelines"

19) IS: 13935-2009"Seismic Evaluation, Repair and Seismic Strengthening of Buildings 7 Guidelines"

For Protection of Landslide Hazard

20) IS 14458 (Part 1): 1998 Guidelines for retaining wall for hill area: Part 1 Selection of type of wall.
21) IS 14458 (Part 2): 1997 Guidelines for retaining wall for hill area: Part 2 Design of retaining/breast walls.
22) IS 14458 (Part 3): 1998 Guidelines for retaining wall for hill area: Part 3 Construction of dry-stone walls.
23) IS 14496 (Part 2): 1998 Guidelines for preparation of landslide -- Hazard zonation maps in mountainous terrains: Part 2 Macro-Zonation.
24) IS 15916: 2020: Building Design and Erection Using Prefabricated Concrete - Code of Practice."

(ii) Clausc (h) of sub-rulc (1) of rulc 81 of thc Principal Rulcs shall bc substitutcd with the following: —
"(h) Quality control and inspection

(iii) All materials and workmanship shall be of good quality and shall generally conform to accepted Indian Standard specifications and codes, in accordance with applicable Indian Standards (IS) such as IS 456, IS 800, IS 875, IS 1893, IS 13920, IS 1786, IS 383, IS 2212, IS 2185, IS 3370, IS 1200, IS 732, IS 2065, and IS 1742, as amended from time to time, along with recognized construction practices and applicable safety requirements."

(iv) In sub-rule (2) of rule 81 of the Principal Rules, the words "along with Annex C of Part 3 NBC" shall be omitted.

11. Amendment of Rule 82:

Rule 82 of the Principal Rules shall be substituted with the following rules, namely: —
"82. All materials, workmanship, design, and construction shall conform to the relevant Indian Standards such as IS 456, IS 800, IS 875, IS 1893, IS 13920, IS 1786, IS 383, IS 2212, IS 2185, IS 3370, IS 1200, IS 732, IS 2065, IS 1742, and other applicable IS Codes (latest revisions and amendments), along with the approved specifications of the Public Works Department, Government of Tripura."

12. Amendment of Rule 83:

Rule 83 of the Principal Rules shall be substituted with the following rules, namely: —
"83. The ULB may approve any alternative material or method of design or construction if the competent authority of the ULB is satisfied that such alternative is satisfactory and conforms to the provisions of the relevant provisions of IS 456, IS 800, IS 875 (Parts 1–5), IS 1893 (Part 1): 2016, and IS 13920:2016 and is demonstrated to be equivalent in quality, strength, durability, safety, fire resistance, and performance".

13. Amendment of Rule 85:

Rule 85 of the Principal Rules shall be substituted with the following rules, namely: —

"85. Building Services:
(1) The planning, design and installation of electrical fittings, air-conditioning and heating works, and installation of lifts and escalators shall be carried out in accordance with IS 17900 (Parts 1 to 7) for lifts, IS 15785 for machine-room-less lifts where applicable, and IS 4591 for escalators, as amended from time to time as applicable.
(2) The number and types of lifts to be provided in educational buildings shall be such as specified in IS 17900 (Part 3 / Section 1) Code.
(3) Electrical installation in respect of any building exceeding 14.5 (fourteen point five) meters in height shall conform to the provisions of the latest edition of IS 732, IS 3043, and IS 1646, as applicable."

14. Amendment of Rule 86:

Rule 86 of the Principal Rules shall be substituted with the following rules, namely: —
"86. Plumbing Services: The planning, design, construction and installation of water supply, drainage, sanitation and gas supply system shall be in accordance with accordance with IS 2065, IS 1172, IS 1742, and IS 6044, as applicable. Septic tank and pits of pit privy shall be so located in a premise or holding, that the same is easily accessible from the means of access to the plot."

15. Amendment of Rule 87:

Sub-rule (1) of Rule 87 of the Principal Rules shall be substituted with the following sub-rules, namely: —

"(1) The construction of advertising signs and outdoor display structures shall be in accordance with the provisions of IS 875 (Part 3) for wind loads and the relevant provisions of IS 800 and IS 456, as applicable."

16. Amendment of Rule 95:

In sub-clause (ii) of clause (a) of sub-rule (1) of rule 95 of the Principal Rules, the expression "National Building Code" shall be substituted by the expression "in accordance with IS 17900 (2020–2025)– Electric Traction Lifts, Code of Practice, and where applicable IS 15785 – Installation and maintenance of Lift without conventional machine rooms – code of practice, as amended from time to time".

17. Amendment of Rule 98:

In sub-rule (6) of rule 98 of the Principal Rules, for the words "in the National Building Code" the words "in this Rules as amended from time to time" shall be substituted.

18. Amendment of Rule 106:

(i) Sub-rule (6) of Rule 106 of the Principal Rules shall be substituted with the following sub-rules, namely: —

"(6) Lifts
Wherever lift is required as per bye-laws, provision of at least one lift shall be made for persons withc disabilities in accordance with IS 17900 (Part 7 / Section 4), as amended from time to time"

(ii) Clause (f) of Sub-rule (12) of Rule 106 of the Principal Rules shall be substituted with the following: —

"(f) Building Requirements:

All building requirements for projects proposed under this category shall be in conformity with the provisions of existing rules."

19. Amendment of Form – B-A:

In the table corresponding to "Building information schedule" in form B-A appended to the Rule 15 of the principal rules,

(i) in row 2,

(a) in row 2.1: for the expression "NBC7.1.1" the expression "Tripura Fire Safety Rules" shall be substituted,

(b) in row 2.2: for the expression "NBC & 1.2 OF Part III & 4 of Part IV" the expression "Tripura Fire Safety Rules".

(ii) in row 13,

(a) in row 13.1: for the expression "NBC Part IV" the expression "Tripura Fire Safety Rules" shall be substituted,

(b) in row 13.2: for the expression "NBC Part IV" the words "Tripura Fire Safety Rules" shall be substituted,

(c) in row 13.3: for the expression "NBC Part IV" the words "Tripura Fire Safety Rules" shall be substituted.

By order of the Governor,

Milind Dharmrao Ramteke

Digitally signed by Milind Dharmrao Ramteke
Date: 2026.04.18 14:22:25 +05'30'

[Dr. Milind Ramteke, IAS]
Secretary to the Government of Tripura